

Exhibit "A"

IN THE CIRCUIT COURT OF THE 15TH
JUDICIAL CIRCUIT IN AND FOR PALM
BEACH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO, 2022-CA-002001-XXXX-MB

TYRONE WOODS,

Plaintiff,

v.

HART ABACOA, LLC., and
RANGEWATER RESIDENTIAL, LLC

Defendants.

AMENDED COMPLAINT

COMES NOW, the Plaintiff, and hereby sues, Defendants and alleges as follows:

1. This is an action for damages in excess of thirty thousand (\$30,000.00) dollars yet is uncertain whether it exceeds \$75,000.
2. The Plaintiff is a resident of Palm Beach County and, at all times material hereto, was and is sui juris.
3. The Defendant HART ABACOA, LLC is a Foreign Limited Liability Company and is subject to the jurisdiction of this Court.
4. The Defendant RANGEWATER RESIDENTIAL, LLC is a Foreign Limited Liability Company and is subject to the jurisdiction of this Court.

COUNT I - NEGLIGENCE AGAINST HART ABACOA, LLC.

5. The Plaintiff incorporates all of the allegations contained in Paragraphs 1-4 above as if fully set forth herein.
6. On or about August 29th, 2020, the Defendant owned, maintained, and/or operated

the property located at or near 815 Promenade Way in Palm Beach County which is hereinafter referred to as "the premises".

7. At that time and place, the Plaintiff went onto said premises as a business invitee and thereupon was caused to be injured by slipping and falling on the wet floor because of the Defendant's negligent acts.
8. Defendant by or through its agents or servants (the negligence of which they are liable for), negligently caused Plaintiff to fall by performing or failing to perform one or more of the following acts:
 - A. By carelessly and negligently failing to maintain the grounds on its premises in a reasonably safe condition, Defendant created a dangerous condition, to wit: a hazard to patrons who were ambulating on said premises, including, specifically, the Plaintiff; and
 - B. By failing to correct a dangerous condition of which it knew or should have known by the use of reasonable care, to wit: a hazard to patrons who were ambulating on said premises, including, specifically, the Plaintiff; and
 - C. By negligently failing to warn the Plaintiff of a dangerous condition (a hazard to patrons who were ambulating on said premises) concerning which Defendant had, or should have had, greater knowledge than that of the Plaintiff.
 - D. Defendant created a dangerous condition, to wit: a hazard to patrons who were ambulating on said premises, including, specifically, the Plaintiff;
 - E. The condition occurred with such regularity that Defendant knew or should have known of its existence.
9. As a direct and proximate result of Defendant's commission of one or more of the negligent acts or omissions set forth above in 7(A-E), as aforesaid, the Plaintiff,

suffered bodily injury and resulting pain and suffering, disability, disfigurement, mental anguish, aggravation and/or acceleration of pre-existing condition(s), loss of capacity for the enjoyment of life, expense of hospitalization, medical and nursing care and treatment, loss of earnings, and the loss of ability to earn money in the past and in the future. The losses are either permanent or continuing in nature and the Plaintiff will suffer the losses in the future.

COUNT II - NEGLIGENCE AGAINST RANGEWATER RESIDENTIAL, LLC

10. The Plaintiff incorporates all of the allegations contained in Paragraphs 1-4 above as if fully set forth herein.
11. On or about August 29th, 2020, the Defendant owned, maintained, and/or operated the property located at or near 815 Promenade Way in Palm Beach County which is hereinafter referred to as "the premises".
12. At that time and place, the Plaintiff went onto said premises as a business invitee and thereupon was caused to be injured by slipping and falling on the wet floor because of the Defendant's negligent acts.
13. Defendant by or through its agents or servants (the negligence of which they are liable for), negligently caused Plaintiff to fall by performing or failing to perform one or more of the following acts:
 - A. By carelessly and negligently failing to maintain the grounds on its premises in a reasonably safe condition, Defendant created a dangerous condition, to wit: a hazard to patrons who were ambulating on said premises, including, specifically, the Plaintiff; and
 - B. By failing to correct a dangerous condition of which it knew or should have known by the use of reasonable care, to wit: a hazard to patrons who were ambulating on said premises, including, specifically, the Plaintiff, and

C. By negligently failing to warn the Plaintiff of a dangerous condition (a hazard to patrons who were ambulating on said premises) concerning which Defendant had, or should have had, greater knowledge than that of the Plaintiff.

D. Defendant created a dangerous condition, to wit: a hazard to patrons who were ambulating on said premises, including, specifically, the Plaintiff;

E. The condition occurred with such regularity that Defendant knew or should have known of its existence.

14. As a direct and proximate result of Defendant's commission of one or more of the negligent acts or omissions set forth above in 7(A-E), as aforesaid, the Plaintiff, suffered bodily injury and resulting pain and suffering, disability, disfigurement, mental anguish, aggravation and/or acceleration of pre-existing condition(s), loss of capacity for the enjoyment of life, expense of hospitalization, medical and nursing care and treatment, loss of earnings, and the loss of ability to earn money in the past and in the future. The losses are either permanent or continuing in nature and the Plaintiff will suffer the losses in the future.

WHEREFORE, the Plaintiff demands judgment for damages against the Defendants costs of this action, and such other further equitable and legal relief as this Court may deem appropriate, and furthermore demand trial by jury of all issues so triable as of right by jury.

[CERTIFICATE OF SERVICE ON NEXT PAGE]

CERTIFICATE OF SERVICE

A true and correct copy of the foregoing was served together with a Request for Production, Interrogatories, and Summons.

WOLFSON & LEON
Attorneys for Plaintiff
3399 S.W. 3rd Avenue
Miami, FL 33145
Telephone (305) 285-1115
Facsimile (305) 285-1608
eservice5@wolfsonlawfirm.com

/s/ Diana Usten

By: _____
DIANA USTEN, ESQ.
FLA. BAR NO. 1032823

Exhibit "B"



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HART ABACOA, LLC

Filing Information

Document Number M1500000344
FEI/EIN Number 0 77-0672767
Date Filed 05/04/2015 DE
State ACTIVE
Status REINSTATEMENT
Last Event 10/27/2016

Event Date Filed

Principal Address

% HEITMAN CAPITAL MANAGEMENT LLC
191 N WACKER DR- STE 2500
CHICAGO, IL 60606

Mailing Address

% HEITMAN CAPITAL MANAGEMENT LLC
191 N WACKER DR- STE 2500
CHICAGO, IL 60606

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 10/27/2016

Authorized Person(s) Detail

Name & Address

Title MBR

HEITMAN AMERICA REAL ESTATE HOLDINGS L.P.
% 191 N WACKER DR - STE 2500 LLC
CHICAGO, IL 60606

Title P

TOGNARELLI, MAURY R
% HEITMAN CAPITAL MANAGEMENT LLC
191 N WACKER DR - STE 2500
CHICAGO, IL 60606

Title EVP, S

MCCARTHY, THOMAS D
% HEITMAN CAPITAL MANAGEMENT LLC
191 N WACKER DR - STE 2500
CHICAGO, IL 60606

Title CFO, T, AS

CHRISTENSEN, LAWRENCE J
% HEITMAN CAPITAL MANAGEMENT LLC
191 N WACKER DR - STE 2500
CHICAGO, IL 60606

Title SVP

KRASS, AMY
% HEITMAN CAPITAL MANAGEMENT LLC
191 N WACKER DR - STE 2500
CHICAGO, IL 60606

Annual Reports

Report Year	Filed Date
2021	04/21/2021
2022	04/19/2022
2023	04/20/2023

Document Images

04/20/2023 -- ANNUAL REPORT	View image in PDF format
04/19/2022 -- ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format

Detail by Entity Name	
10/27/2016 -- REINSTATEMENT	View image in PDF format
05/04/2015 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Exhibit "C"



GEORGIA
CORPORATIONS
DIVISION

GEORGIA SECRETARY OF STATE
BRAD
RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **RangeWater Residential, LLC**
Control Number: **10055042**

Business Type: **Domestic Limited Liability Company**

Status: **Active/Compliance**

Business Purpose: **NONE**

Principal Office Address: **5605 Glenridge Dr. NE,
Suite 800, Atlanta, GA,
30342, USA**

Date of Formation /
Registration Date: **8/5/2010**

State of Formation: **Georgia**

Last Annual Registration
Year: **2023**

REGISTERED AGENT INFORMATION

Registered Agent Name: **C T CORPORATION SYSTEM**

Physical Address: **289 S Culver St, Lawrenceville, GA, 30046-4805, USA**

County: **Gwinnett**

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[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Exhibit "D"

Filing # 145019382 E-Filed 03/03/2022 03:31:06 PM

FORM 1.997. CIVIL COVER SHEET

The civil cover sheet and the information contained in it neither replace nor supplement the filing and service of pleadings or other documents as required by law. This form must be filed by the plaintiff or petitioner with the Clerk of Court for the purpose of reporting uniform data pursuant to section 25.075, Florida Statutes. (See instructions for completion.)

I. CASE STYLE

TYRONE WOODS FIFTEENTH JUDICIAL CIRCUIT, IN AND FOR PALM BEACH
Plaintiff COUNTY, FLORIDA ^{ihweit}

vs.

HEITMAN LLC
Defendant

Case # _____

Judge _____

II. AMOUNT OF CLAIM

Please indicate the estimated amount of the claim, rounded to the nearest dollar. The estimated amount of the claim is requested for data collection and clerical processing purposes only. The amount of the claim shall not be used for any other purpose.

☐ \$8,000 or less

El \$8,001 - \$30,000

El \$30,001- \$50,000

Cl \$50,001- \$75,000

▪ \$75,001 - \$100,000

El over \$100,000.00

III. TYPE OF CASE

(If the case fits more than one type of case, select the most definitive category.) If the most descriptive label is a subcategory (is indented under a broader category), place an x on both the main category and subcategory lines.

CIRCUIT CIVIL

- EI Condominium
- EI Contracts and indebtedness
- EI Eminent domain
- EI Auto negligence
- z Negligence—other
 - EI Business governance
 - EI Business torts
 - EI Environmental/Toxic tort
 - EI Third party indemnification
 - EI Construction defect
 - EI Mass tort
 - EI Negligent security
 - EI Nursing home negligence
 - z Premises liability—commercial
 - EI Premises liability—residential
- EI Products liability
- EI Real Property/Mortgage foreclosure
 - EI Commercial foreclosure
 - EI Homestead residential foreclosure
 - EI Non-homestead residential foreclosure
 - EI Other real property actions
- EI Professional malpractice
 - EI Malpractice—business A
 - EI Malpractice—medical
 - EI Malpractice—other prAlhipdnal
- EI Other
 - EI Antitrust/Trade regulation
 - EI Business transactions
 - EI Constitutional challenge—statute or ordinance
 - EI Constitutional challenge—proposed amendment
 - EI Corporate trusts
 - EI Discrimination—employment or other
 - EI Insurance claims
 - EI Intellectual property
 - EI Libel/Slander
 - EI Shareholder derivative action
 - EI Securities litigation
 - EI Trade secrets
 - EI Trust litigation

COUNTY CIVIL

- Small Claims up to \$8,000
- Civil
- Real property/Mortgage foreclosure

- ☐ Replevins
- ☐ Evictions
 - ☐ Residential Evictions
 - ☐ Non-residential Evictions
- ☐ Other civil (non-monetary)

COMPLEX BUSINESS COURT

11410. This action is appropriate for assignment to Complex Business Court as delineated and mandated by 4 Administrative Order. Yes O No Z

IV. REMEDIES SOUGHT (check all that apply):

Z Monetary;

EI Nonmonetary declaratory or injunctive relief;

EI Punitive

V. NUMBER OF CAUSES OF ACTION: [(Specify)

1

VI. IS THIS CASE A CLASS ACTION LAWSUIT?

EI yes

Z no

VII. HAS NOTICE OF ANY KNOWN RELATED CASE BEEN FILED?

Z no

EI yes If "yes," list all related cases by name, case number, and court.

VIII. IS JURY TRIAL DEMANDED IN COMPLAINT?

Z yes

AS: EI no

I CERTIFY that the information I have provided in this cover sheet is accurate to the best of my knowledge and belief, and that I have read and will comply with the requirements of Florida Rule of Judicial Administration 2.425.

Signature: s/ Jonah M Wolfson
Attorney or party

Fla. Bar # 498130
(Bar # if attorney)

Jonah M Wolfson
(type or print name)

03/03/2022
Date